



CITY APPOINTEES
 MARY SHARP, VICE CHAIR
 BERLIN BOYD
 RUSTY LINKOUS
 MARGARET PRITCHARD
 JAMES TOLES

MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD

EST. 1922 AS MEMPHIS PLANNING COMMISSION • REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY

CITY HALL • 125 N. MAIN ST., STE. 400 • MEMPHIS, TENNESSEE 38103 • (901) 678-6610



COUNTY APPOINTEES
 JON MCCREERY, CHAIR
 CASSANDRA BELL-WARREN
 ROBERT NORCROSS
 EMILY TRENHOLM
 LISA WILBANKS

MINUTES September 11, 2014

Meeting Attendance

LUCB Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Jon McCreery	X	
Vice Chairperson	Mary Sharp	X	
Member	Cassandra Bell-Warren		X
Member	Berlin Boyd	X	
Member	Rusty Linkous		X
Member	Margaret Pritchard	X	
Member	Robert Norcross		X
Member	James Toles	X	
Member	Emily Trenholm	X	
Member	Lisa Wilbanks	X	
Alt. Member	Frank Colvett, Jr.		X

Call to Order and Roll Call

Chairman McCreery called the meeting to order at 10:00 a.m. Josh Whitehead called the roll. There was a quorum.

LUCB Staff: Calvin Abram, Brian Bacchus, Don Jones, Marion Jones, Terry Langlois, and Gregory Love.

Others Present: David Bray, Shetawn Cobb and John Roach.

Chairman's Opening Remarks

Chairman McCreery read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement.

Secretary's Report

Josh Whitehead reported there was none.

Approval of Minutes: July 10, 2014

Board Member Wilbanks made a motion to approve LUCB minutes from August 14, 2014. The motion was seconded by Board Member Sharp. The motion passed unanimously.

General Order of Public Hearing

Chairman McCreery explained the procedure for hearing the applications; staff presentation for the application; applicant comments; comments from the public; time limits; rebuttal; and the LUCB's discussion and action. The Consent Agenda Items 1, 2, 3, 5, 6 and 8 was read. Chairman McCreery also explained the procedure for hearing the Consent Agenda Items. He then introduced Board Member Lisa Wilbanks to be the Subdivision Chair and to read the Consent Agenda Items.

Consent Agenda (Items 1, 2, 3, 5, 6 and 8)

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|-------------------------|--|
| 1. CASE NUMBER: | <u>S.A.C. 14-605</u> |
| PROJECT NAME: | <u>PLANTERS ROW II</u> |
| Request: | To close the alley to the rear of the subdivision and adjoining properties |
| Staff's Recommendation: | HOLD |
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| 2. CASE NUMBER: | <u>S.A.C. 13-616</u> |
| PROJECT NAME: | <u>EDISON ROAD CLOSURE</u> |
| Request: | Close & Vacate Street Right-Of-Way in accordance to the UDC Section 5.2.18 |
| Staff's Recommendation: | HOLD |
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| 3. CASE NUMBER: | <u>S.A.C. 09-609</u> |
| PROJECT NAME: | <u>GUY PLACE ALLEY AND LYMAN AVENUE</u> |
| Request: | A time extension for the previous closing approved by the City Council on 07-20-2010 |
| Staff's Recommendation: | |
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| 5. CASE NUMBER: | <u>S.E. 14-01</u> |
| PROJECT NAME: | <u>LITTLE SCHOLARS ENRICHMENT CENTER</u> |
| Request: | Special Exception to permit development of the property as a Children's Day Care Center. |
| Staff's Recommendation: | |
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| 6. CASE NUMBER: | <u>S.U.P. 95-218</u> |
| PROJECT NAME: | <u>THE CHILDREN'S COTTAGE CHILD CARE CENTER</u> |

Request: Modification to delete the condition regarding ownership and/or management.

Staff's Recommendation:

8. CASE NUMBER: S.U.P. 14-227
LOCATION NAME: **648 HAYNES STREET (EAST SIDE OF HAYNES STREET; 349 FEET NORTH OF SPOTTSWOOD AVENUE)**

Request: Special Use Permit to establish a cell tower in a RU-3 District.

Staff's Recommendation:

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. None was pulled. Chairman McCreery then asked the board members for a motion to approve Consent Agenda Items 1, 2, 3, 5, 6 and 8. Board Member Wilbanks made a motion to approve Consent Agenda Items 1, 2, 3, 5, 6 and 8 in agreement with staff's recommendations. The motion was seconded by Board Member Pritchard. The motion passed unanimously.

REGULAR AGENDA ITEMS:

Chairman McCreery introduced Board Member Pritchard who would serve as Zoning Chair and she then called the first case.

Item 4: CASE #: P.D. 14-313

Request: Amend Commercial PD (*Mixed Use-1 (CMU-1) District and Residential Urban-3 (RU-3)*).
Location: Northeast corner of Central & New York
Applicant: Well Child/Frank Roberts
Representatives for applicant: Bray & Associates - David Bray, 2950 N. Stage Plaza, Memphis, TN 38134.

MOTION: Approval with Conditions
AMENDMENT: Condition #18 states that the curb cut will be an "exit only" and "right turn only".
MADE BY: Pritchard
SECOND: Toles
AYES: Boyd, McCreery, Pritchard, Sharp, Toles, Trenholm and Wilbanks

Item 4 – APPROVED AS AMENDED

Item 7: CASE #: S.U.P. 14-226

Request: To establish an automobile repair facility in a CMU-1 district.
Location: 6444 Raines Rd.

Applicant: Azman Enterprises, Inc./Shetawn Cobb, 6307 Green Grove, Memphis, TN 38115
Representatives for applicant: John Roach, 1699 Beaver Trail Dr., Cordova, TN 38016

RECOMMENDATION: Rejection
MOTION: Approval with Conditions
MADE BY: Pritchard
SECOND: Toles
AYES: Boyd, McCreery, Pritchard, Sharp, Toles, Trenholm and Wilbanks

Item 7 – APPROVED WITH CONDITIONS

Item 9: CASE #: Z.T.A. 14-001

Request: The Unified Development Code serves as the Zoning Ordinance and Subdivision Regulations for all land within the incorporated municipality of Memphis and Shelby County. These amendments to Sections of the Development Code address various provisions of the Code.

Description: Amendments to the Unified Development Code (Joint Ordinance Resolution 397 and 5367 respectively)

Applicant: Josh Whitehead, Planning Director

MOTION: Approval
MADE BY: Pritchard
SECOND: Toles
AYES: Boyd, McCreery, Pritchard, Sharp, Toles, Trenholm and Wilbanks

Item 9 – APPROVED AS AMENDED

ADJOURNMENT:

There being no further business, the meeting there upon was adjourned.

MINUTES APPROVED: Oct 9, 2014

CHAIRMAN

SECRETARY